

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

2/8-10 Scott Street ORBOST VIC 3888

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$320,000 & \$350,000

Median sale price

Median price \$350,000 Property type House Suburb Orbost

Period - From 1/4/2022 to 31/03/2023 Source Pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 61 GORDON ST, ORBOST VIC 3888	\$305,000	22/03/2023
2 13 RUSKIN ST, ORBOST VIC 3888	\$355,000	21/02/2023
3 37 LIVINGSTONE ST, ORBOST VIC 3888	\$325,000	20/10/2022

This Statement of Information was prepared on: 9/06/2023